

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.B. (Section III.C.2. 1945 Regulations) to permit a side yard setback of 1 foot in lieu of the required 7 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
ADDITION OF CARPORT ATTACHED TO EXISTING DWELLING EXTENDING TO ONE FOOT OF PROPERTY LINE ON SOUTH SIDE; PURPOSE BEING TO PROTECT RECREATIONAL VEHICLE AND AUTO FROM ELEMENTS OF THE WEATHER.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of September, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of November, 1984, at 10:30 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commission Date: October 16, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition Nos. 85-105-A, 85-106-SPH, 85-107-A, 85-108-X, 85-109-A,
SUBJECT: 85-114-A, 85-115-A, 85-118-A, 85-119-A, 85-120-A, and 85-121-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 14th day of September, 1984.

Arnold Jablon
Zoning Commissioner

Petitioner: Richard Gonsalves, et ux
Petitioner's Attorney: Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 30, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Richard Gonsalves
3849 Brownhill Road
Randallstown, Maryland 21133

RE: Case No. 85-121-A (Item No. 64)
Petitioner - Richard Gonsalves, et ux
Variance Petition

Dear Mr. & Mrs. Gonsalves:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 11, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #64 (1984-1985)
Property Owner: Richard Gonsalves, et ux
E/S Brownhill Rd. 147.73' S. Allenswood Rd.
Acres: 75/77 x 90/110
District: 2nd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

As no public facilities are involved, this office has no comment.

Very truly yours,

James A. Boser
Chief
Bureau of Public Services

JAM:EAM:PMO:ss

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 9-11-84
Item # 64
Property Owner: Richard Gonsalves, et ux
Location: E/S Brownhill Rd.
S of Allenswood Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comment. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) The parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board on 10/11/84.
- (X) Landscaping should be provided on this site and shown on the plan.
- (X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- (X) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

Eugene A. Boser
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 11, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 57, 58, 60, 61, 62, 63, and 64
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 57, 58, 60, 61, 62, 63, and 64.

Nicholas B. Commodari
Chairman
Traffic Engineering Assoc. II

MSF/ccm

ORDER RECEIVED FOR FILING

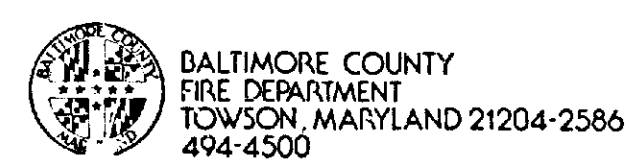
DATE October 20, 1984
BY May G. Gargano
(Clerk)

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of November, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 1 foot in lieu of the required 7 feet for the expressed purpose of constructing a carport, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. Water run-off for the proposed carport shall be directed away from the adjoining property.

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County



PAUL H. RENCKE
CHIEF

September 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Richard Gonsalves, et ux

Location: E/S Brownhill Rd. 147.73' S. Allenswood Rd.

Item No.: 64 Zoning Agenda Meeting of 9/14/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: George M. Heganoff Noted and Approved:
Special Inspection Division Fire Prevention Bureau

/mb

Baltimore County Fire Department
Towson, Maryland 21204
(301) 94-3985

FLOW TEST REPORT:

DATE: 10/31/84
TIME: 2:00 P.M.

LOCATION: 147.73' S. of Allenswood Ave.

PHANTOM BOX NUMBER: 17-5 WATER MAP SHEET: H

TEST MADE BY: ALEX. RABINOVICH

REPRESENTATIVE OF: BALTIMORE CITY WATER DEPT.

WITNESS: RETHUN (10/2/84) (10/2/84) (10/2/84)

STATE PURPOSE OF TEST: DEVELOPMENT AVAILABLE WATER SUPPLY FOR FIRE FIGHTING

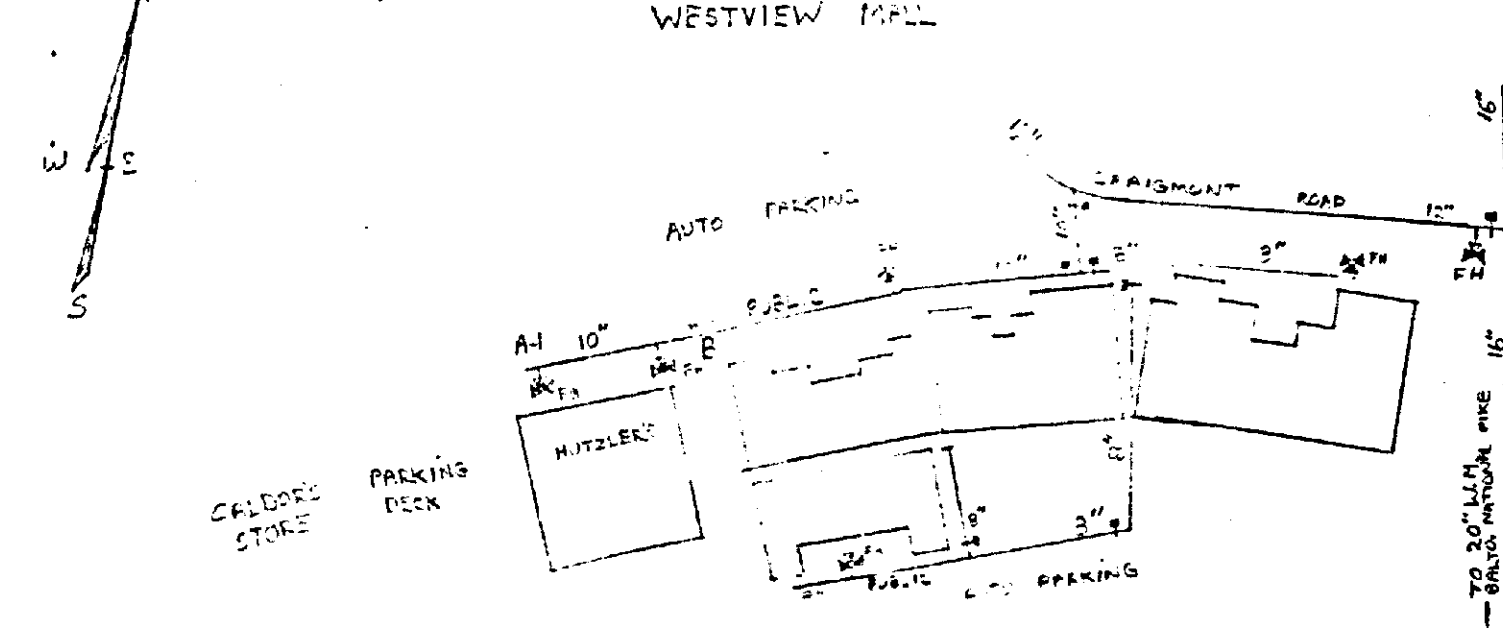
IF PUMPS AFFECT TEST, INDICATE PUMPS OPERATING: NO

FLOW HYDRANTS:	A ₁	A ₂	A ₃
Size Nozzle	<u>1 1/2"</u>		
Pitot Reading	<u>4.0 PSI</u>		
GPM	<u>1060</u>		
STATIC P	<u>59</u> psi, RESIDUAL P	<u>50</u> psi, DURING TEST	<u>50</u> psi

PROJECTED RESULTS: @ 20 psi Residual 23-0 gpm; OR @ psi Residual gpm

REMARKS: SUPPLIED BY CHESAPEAKE AC ZONE

LOCATION MAP: Show line sizes and distance to next cross connected line. Show valves and hydrant branch size. Indicate North. Show flowing hydrants - Label A₁, A₂, A₃. Show location of Static and Residual - Label B. Indicate B: Hydrant ☒ Sprinkler ☐ Other (Identify) WESTVIEW MALL



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3300

September 20, 1984

TED ZALEM JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 64, Zoning Advisory Committee Meeting are as follows:

Property Owner: Richard Gonsalves, et ux
Location: E/S Brownhill Road 147.73' S. Allenswood Road
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a side yard setback of 1' in lieu of the required 7'.

Acres: 75/77 x 90/110

District: 2nd

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 except where noted for the referenced structure and other applicable Codes.

(B) A building/structure permit shall be required before beginning construction.

(C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-engineered steel and signatures are required on Plans and Technical Data.

(D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(E) An exterior wall, erected within 5'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 407 and Table 402, also Section 201.2.

(F) Requested variance appears to conflict with the Baltimore County Building Code, Section 4.

(G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 211 N. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:es

RE: PETITION FOR VARIANCE
E/S of Brownhill Rd.,
147.73' S of Allenswood
Rd. (3849 Brownhill Rd.)
2nd District
RICHARD GONSALVES, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 85-121-A
Petitioners

ENTRY OF APPEARANCE

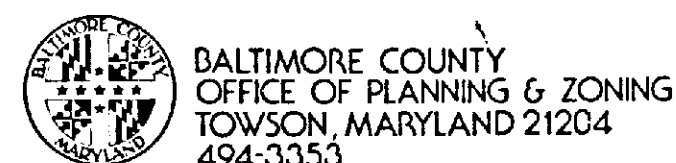
Please enter the appearance of the People's Counsel in the above-entitled matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 16th day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Richard Gonsalves, 3849 Brownhill Rd., Randallstown, MD 21133, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

November 20, 1984

Mr. and Mrs. Richard Gonsalves
3849 Brownhill Road
Randallstown, Maryland 21133

RE: Petition for Variance
E/S of Brownhill Rd., 147.73' S of
Allenswood Rd. (3849 Brownhill Rd.)
2nd Election District
Richard Gonsalves, et ux - Petitioners
Case No. 85-121-A (Item No. 64)

Dear Mr. and Mrs. Gonsalves:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jan M. H. Jung
JPM: M.H. JUNG
Deputy Zoning Commissioner

JMNJ/mc

Attachments

cc: People's Counsel

October 4, 1984

Mr. and Mrs. Richard Gonsalves
3849 Brownhill Road
Randallstown, Maryland 21133

NOTICE OF HEARING

RE: Petition for Variance
E/S Brownhill Road, 147.73' S of
Allenswood Road (3849 Brownhill Rd.)
Richard Gonsalves, et ux - Petitioners
Case No. 85-121-A

TIME: 10:30 A.M.

DATE: Wednesday, November 7, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 133256

DATE: 9/4/84 ACCOUNT: 6-21-815-000

AMOUNT: 0 35.00

RECEIVED FROM: Richard Gonsalves

FOR: Pay for 1st floor

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-121-A

2:32 PM

District: 2nd Date of Posting: 10/24/84

Posted for: Variance to permit a side yard setback of 1' in lieu of 7'

Petitioner: Richard Gonsalves, et ux

Location of property: E/S Brownhill Rd., 147.73' S of Allenswood Rd.

3849 Brownhill Rd., 21133

Location of Signs: on property at Allenswood Road, E/S Brownhill Rd.

& 111 West Chesapeake Ave., 111 West Chesapeake Ave.

Remarks:

Posted by: M.H. Jung Date of return: 10/24/84

Number of Signs: 1

LEGAL NOTICE

CERTIFICATE OF PUBLICATION
59201

Pikesville, Md., Oct. 17, 1984

IS TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 7th day of Nov. 19, 84

the first publication appearing on the 17th day of Oct. 19 84

the second publication appearing on the day of 19

the third publication appearing on the day of 19

THE NORTHWEST STAR

Phil H. H. H.
Manager

Cost of Advertisement \$18.00

CERTIFICATE OF PUBLICATION
85-121-A

TOWSON, MD., October 18, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 18, 1984.

THE JEFFERSONIAN,
JB Kentel
Publisher

Cost of Advertising 1800

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 25, 1984

Mr. and Mrs. Richard Gonsalves
3849 Brownhill Road
Randallstown, Maryland 21133

RE: Petition for Variance
E/S Brownhill Rd., 147.73' S of
Allenswood Rd. (3849 Brownhill Rd.)
Richard Gonsalves, et ux - Petitioners
Case No. 85-121-A

Dear Mr. and Mrs. Gonsalves:

This is to advise you that \$61.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Nov. 7, 1984 ACCOUNT: R-01-615-1001

AMOUNT: \$61.00

RECEIVED: *Mr. Richard Gonsalves*
FOR: *Mr. & Mrs. Richard Gonsalves*

6 044000000410010 5074F

VALIDATION OR SIGNATURE OF CARRIER

ZONING DESCRIPTION

BEGINNING ON THE EAST SIDE OF BROWNHILL ROAD 50 FEET WIDE, AT THE DISTANCE OF 147.73 FT. SOUTH FROM ALLENSWOOD ROAD, BEING LOT 13, BLOCK "J" AS SHOWN ON PLAT OF SECTION 2 RANDALLWOOD, RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK G.L.B. NO. 22, FOLIO 4, THE IMPROVEMENT THEREON BEING KNOWN AS NO. 3849 BROWNHILL ROAD.

PETITION FOR VARIANCE
2nd Election District

LOCATION: East side of Brownhill Road, 147.73 feet South of Allenswood Road (3849 Brownhill Road)

DATE AND TIME: Wednesday, November 7, 1984 at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 1 foot in lieu of the required 7 feet.

Being the property of Richard Gonsalves, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

